



# Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 3-18-05

Project No.: 546 - PA - 04

Coordinator: GREG WILLIAMS

Case No.: 21 - DR - 2005

Project Name: COMERICA BRANCH BANK

**Project Location:** 14801 NORTH SCOTTSDALE ROAD, 85260

## Property Details:

☐ Single-Family Residential    ☐ Multi-Family Residential    ☒ Commercial    ☐ Industrial

Current Zoning: I-1    Proposed Zoning: I-1

Number of Buildings: 1    Parcel Size: 50,110 S.F.

Gross Floor Area/Total Units: 4,277 S.F.    Floor Area Ratio/Density: 8.5%

Parking Required: 18    Parking Provided: 27

Setbacks:    N - ---    S - ---    E - ---    W - 50'-0"

## Description of Request:

Comerica Bank is a full service banking institution from Detroit, Michigan. The Scottsdale Main Branch Bank is one of several proposed Comerica banking locations throughout Scottsdale and the Valley. Comerica Bank is expanding its territory to the West beginning with Arizona and California. This expansion carries with it Comerica's dedication to quality and community, as exemplified through the Comerica Ballpark, home of the Detroit Tigers.

The Comerica Branch Bank of Scottsdale will offer clients a variety of amenities. The four (4) drive thru lanes will allow patrons convenient access to a teller or ATM. With ample parking and pedestrian access, clientele can easily reach the building for their full service banking needs. The Scottsdale Road location is prominent and adjacent to many other facilities and services.

The proposed Branch Bank building reflects its Detroit branch counterparts while adapting to the Valley's environment and commercial texture. A light beige brick and copper painted roof blend with native landscape and surrounding developments. This adaptation of the Detroit model allows current patrons to recognize the Detroit bank in its new context while simultaneously inviting new customers to become part of the Comerica banking community.

A State Farm building currently occupies the proposed site and will be demolished for the construction of the new bank. Similarly, the existing landscaping will be replaced with desert varieties in accordance with Scottsdale's design standards. The new building and landscaping will amplify the quality of the neighborhood and enhance the already thriving commercial area.

## Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



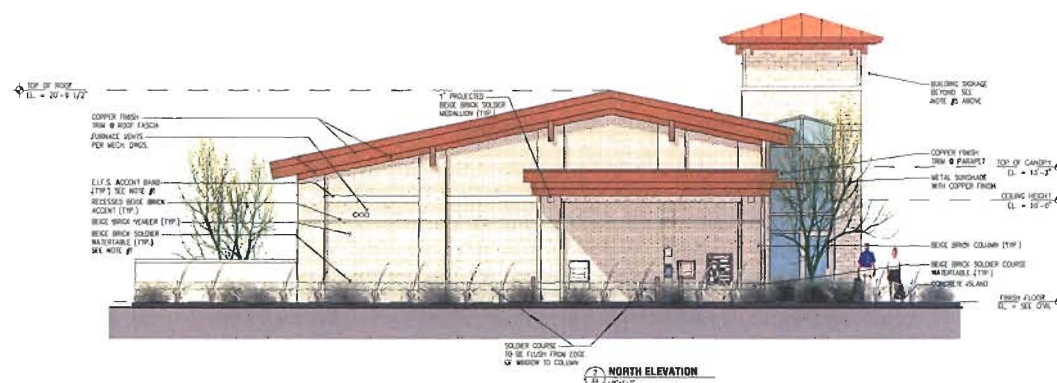


# ELEVATION NOTES

1. GUTTER ACENT BANDS AND WATERFALLS TO BE FINISH AT ALL BRICK BRICK PLANTERS & COLUMNS, AND HAVE 1/2" PROJECTION ON ALL TYPICAL BRICK BRICK WALL JOINTS (BETWEEN PLANTERS).
2. CUPPER FINISH OUTLETS AND DOWNSPUTS TO MATCH CUPPER FINISH PANELING AT FASDA.
3. REFER TO MECHANICAL DRAWINGS FOR LOCATION OF LOUVERS, PIPING VENTS, AND OTHER DRUG-WALL PENETRATIONS.
4. BANK EQUIPMENT BY OTHERS, C.C. TO COORDINATE LOCATION AND INSTALLATION W/ BANK EQUIPMENT SUPPLIER.
5. BUILDING SIGNAGE BY OTHERS, C.C. TO COORDINATE LOCATION AND INSTALLATION W/ SIGNAGE SUPPLIER (REFER TO ELECTRICAL DWGS FOR LIGHTING REQUIREMENTS). ALL SIGNAGE SHALL BE BY SEPARATE PERMIT AND APPROVAL.



**EAST ELEVATION**  
 1/4\"/>



**NORTH ELEVATION**  
 1/4\"/>

TRAMMELL CROW COMPANY  
**COMERICA BANK**  
 14801 NORTH SCOTTSDALE ROAD  
 SCOTTSDALE, ARIZONA 85260

OWNER:  
**Comerica Bank**  
 DEVELOPER:  
 Trammell Crow Company

DEVELOPMENT  
 REVIEW  
 BOARD  
 SUBMITTAL

**21-DR-2005**  
 03/18/05

SHEET TITLE  
**EAST ELEVATION  
 NORTH ELEVATION**

SHEET NUMBER  
**A4**  
 DRAWN BY: CTH REVISION BY: JJ  
 DATE: 6/3/05 PROJECT NUMBER: 0424.00



**OWNER:**  
  
**DEVELOPER:**  


DEVELOPMENT  
REVIEW  
BOARD  
SUBMITTAL

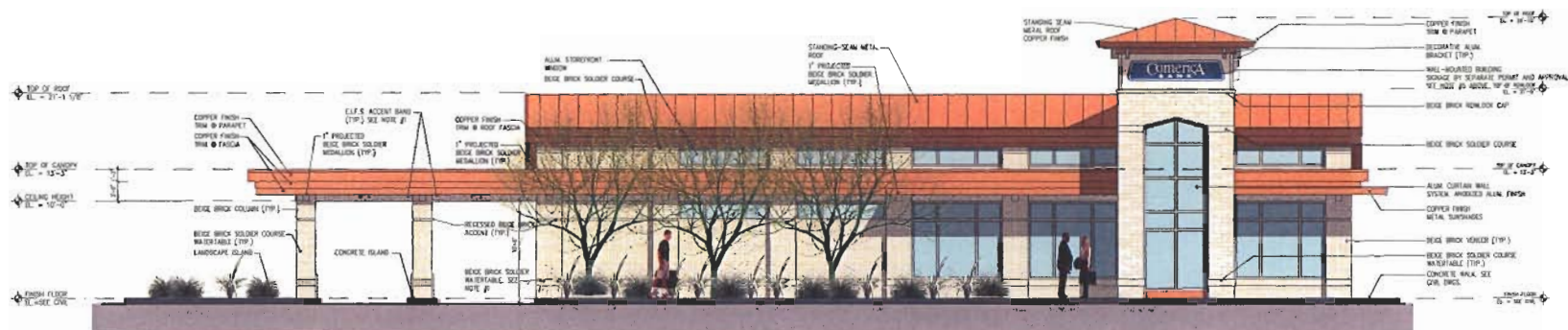
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03/18/05

WEST ELEVATION  
SOUTH ELEVATION

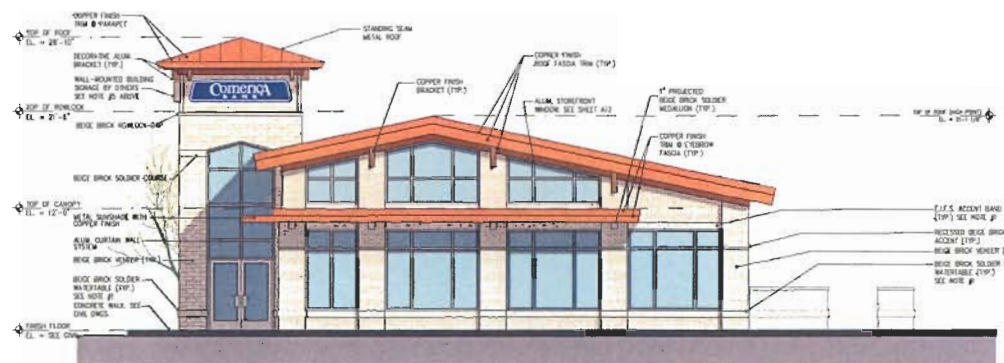
A3

Drawn by: CTI	Reviewed by: SJ
Date: 03/18/05	Project Number: 04260

1. BRUCCO ANCHOR BANDS AND WIREBOLTS TO BE PLUSH AT ALL BRICK BRICK PLASTERS & COLUMNS, AND HAVE 1" PROJECTION ON ALL TYPICAL BRICK BRICK VENEERS (BETWEEN PLASTERS)
2. COPPER FINISH GUTTERS AND DOWNSPOUTS TO MATCH COPPER FINISH PANELING AT FACIA.
3. REFER TO MECHANICAL DRAWINGS FOR LOCATION OF LOUVERS, ZIPPING VENTS, AND OTHER THRU-WALL PENETRATIONS.
4. BANK EQUIPMENT BY OTHERS, GC TO COORDINATE LOCATION AND INSTALLATION W/ BANK EQUIPMENT SUPPLIER.
5. BUILDING SIGNAGE BY OTHERS, GC TO COORDINATE LOCATION AND INSTALLATION W/ SIGNAGE SUPPLIER REFER TO ELECTRICAL DWGS. FOR LIGHTING REQUIREMENTS. ALL SIGNAGE SHALL BE BY APPROVED COMPANY AND MEET ALL REQUIREMENTS.



**WEST ELEVATION**



2 SOUTH ELEVATION  
43 2'-5" x 1'-4"